

# Harforde Court.

FOXHOLES BUSINESS PARK  
HERTFORD, SG13 7NW

Last Unit  
Remaining

Fully Refurbished Modern Offices and  
Business Units Available Now To Let

2,304 SQ FT (214.0 SQ M)





# Buildings for Business

Harforde Court offers high quality business accommodation suitable for a range of uses including offices and high tech industries.

## Specification

- 

To Be Fully Refurbished
- 

New Comfort Cooling & Heating on Ground and 1st Floor
- 

Double Glazed Aluminium Windows
- 

LED Lighting
- 

Sectional Loading Door  
(Business Units only)
- 

New Male and Female WCs and Kitchenette
- 

Excellent Car Parking Provision
- 

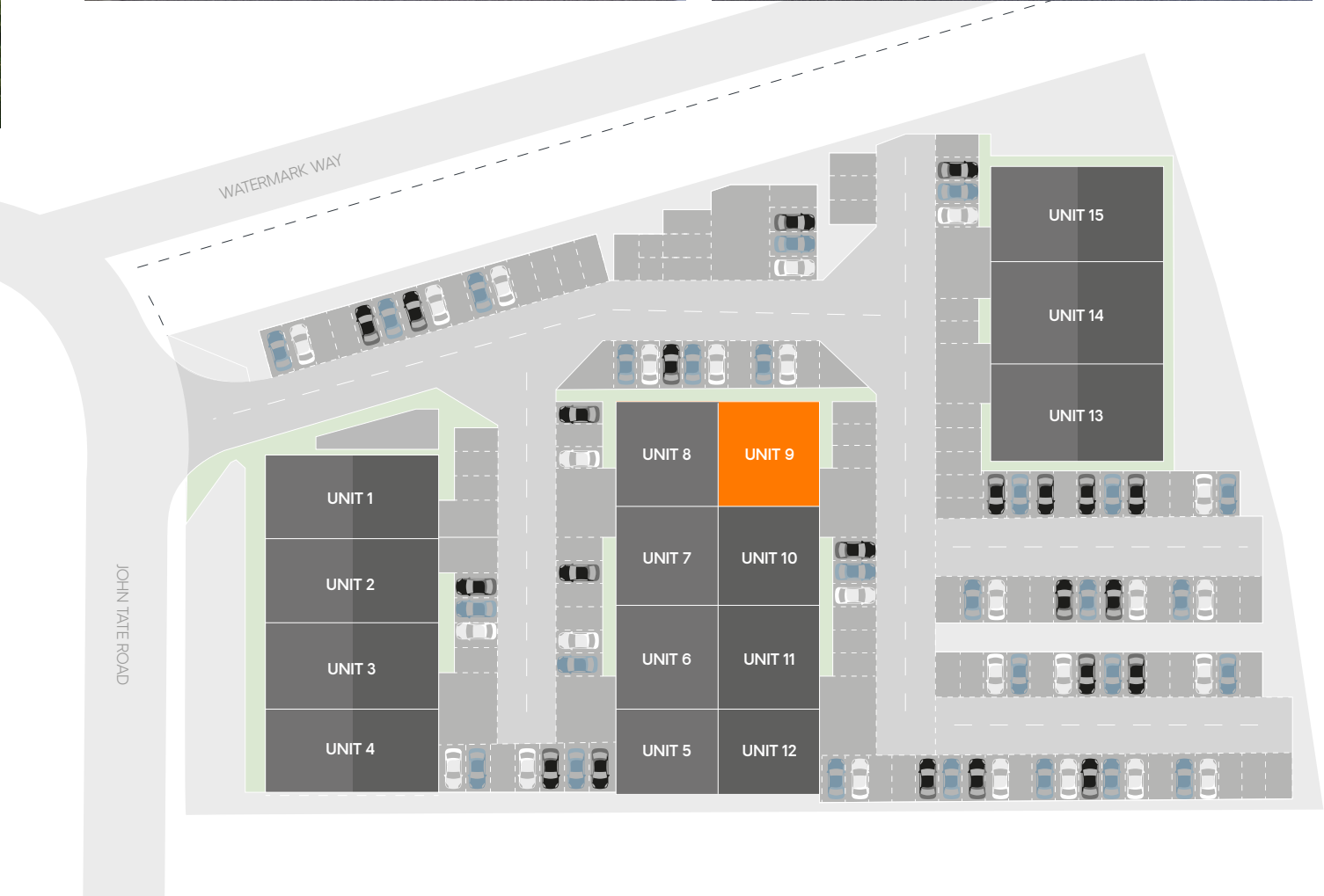
2 x EV Charging Points for Each Unit
- 

Target Energy Performance Rating of B
- 

Three-Phase Power supply  
(Business Units only)

# Business Unit Availability

| UNIT 9       | SQ FT | SQ M  |
|--------------|-------|-------|
| Ground Floor | 1,150 | 106.8 |
| First Floor  | 1,154 | 107.2 |
| Total        | 2,304 | 214.0 |



# At home in Hertfordshire



Hertfordshire is home to a mix of vibrant towns and traditional countryside lying within the Metropolitan Green Belt.

Hertford offers quick and easy links to London, with regular and direct train services to the Capital. With good access to the national motorway network and situated within striking distance of four surrounding international airports, locals can enjoy the quieter, rural, lifestyle while being connected to the rest of the UK, Europe and beyond.



## Demographics

### 40+

Hertfordshire is home to more than 40 significant company headquarters

### 59%

Residents are more likely to work in the most highly skilled jobs - 59% compared with 54.1% nationally.

### 5.0%

Since 2010 employment in knowledge-based industries has grown by 5.0% a year, almost twice the national rate.

### 45%

The working-age population is more highly qualified than average, with 45% educated to degree level or above, compared with 41% nationally.

### £37Bn

Hertfordshire has a strong, knowledge-based economy worth £34 billion a year - that's roughly £32,000 for every person in the county.

Source:  
Nomis 2026  
Hertfordshire Local Enterprise Partnership (LEP)  
Hertfordshire Insight



## Location

Foxholes Business Park is an established business location approximately 1 mile east of Hertford town centre. The park is situated adjacent to the A414 which links Hemel Hempstead to the west and Harlow to the east providing access to the M1, A1(M) and M11 motorways. The A10 is in close proximity providing good access to the M25 (Junction 25) 10 miles to the south.

Hertford East railway station provides a frequent service to London Liverpool Street with a journey time of circa 50 minutes.

Hertford North Station provides a fast service direct to Moorgate, with a journey time of 52 minutes.

## Road



|                   |         |          |
|-------------------|---------|----------|
| A10               | 4 mins  | 1 mile   |
| M25 (Junction 25) | 17 mins | 10 miles |
| A1(M) Junction 4) | 16 mins | 8 miles  |
| Central London    | 45 mins | 25 miles |

## Train Stations



|                        |        |           |
|------------------------|--------|-----------|
| Hertford East Station  | 4 mins | 1.1 miles |
| Hertford North Station | 5 mins | 1.8 miles |

## Airports



|                         |         |          |
|-------------------------|---------|----------|
| London Luton Airport    | 30 mins | 20 miles |
| London Stansted Airport | 26 mins | 20 miles |
| London Heathrow Airport | 45 mins | 40 miles |

## Tenure

The units are available to let on new FRI leases.

## Business Rates

Interested parties are advised to make their own enquiries with the local billing authority.

## Legal Fees

Each party to bear their own legal costs.

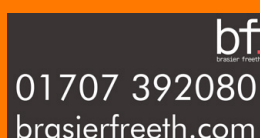
## Contact

### Rent

Upon application.

### Viewing

Strictly by appointment through the letting agents:



Graham Ricketts

01707 396 734  
07841 235 185  
graham.ricketts@brasierfreeth.com

Connor Harrington

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07523 801 153  
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